

UNOFFICIAL COPY

Doc#: 1506842024 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2015 10:31 AM Pg: 1 of 3

SPECIAL WARRANTY DEED Statutory (Illinois)



Above Space for Recorder's use only

BYLINE BANK (FNA)

THIS AGREEMENT, made this 19 day of February, 2015, between NORTH COMMUNITY BANK, an Illinois banking corporation, as Successor by merger with PLAZA BANK, party of the first part, 1110 W. 35th St., 2nd Floor, Chicago, Illinois 60609, and 9439 IRVING PARK LLC, party of the second part, 1754 E Wood Ln, Mount Prospect, IL 60056. WITNESSETH, that the party of the first part, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit::

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Together with all and singular the hereditaments and appurtenances therunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, it successors and assigns to ever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: zoning and building laws and ordinances, general real estate taxes not yet due and payable; special assessments confirmed after the contract date; building, building line and use or occupancy restrictions, private, public and utility easements, existing leases and tenancies, acts of Grantee or those claiming, by through or under Grantee, covenants, conditions and restrictions of record, drainage ditches, lateral and drain tile, pipe or other conduit, matters that would be revealed by a survey of the property.

Permanent Real Estate Numbers: 12-15-317-071-0000

Address of real estate: 9439 W. Irving Park Rd., Schiller Park, IL 60176

BOX 334 CT

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15 Neo 508865 1P 1/1 APR 2 (D.C.)

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In Witness Whereof, said party of the first part has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

BYLINE BANK (FVA)
NORTH COMMUNITY BANK, an Illinois banking corporation, as
Successor by merger with PLAZA BANK

By: [Signature]
Its: VP Real Estate Counsel

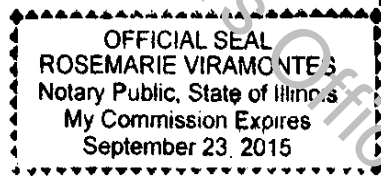
State of Illinois)
) SS.
County of COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ELKA NELSON of BYLINE BANK FVA NORTH COMMUNITY BANK, an Illinois banking corporation, as Successor by merger with PLAZA BANK, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as VP REAL ESTATE COUNSEL, he/she/they signed and delivered the said instrument pursuant to authority given by the Members of said company, as his/hers/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

REAL ESTATE TRANSFER TAX		25-Feb-2015
	COUNTY:	87.50
	ILLINOIS:	175.00
TOTAL:		262.50
12-15-317-071-0000 20150201664525 1-826-488-704		

Given under my hand and official seal, this 19 day of February, 2015.
Commission expires 9-23- 2015

Rosemarie Viramontes
NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY:
Kluever & Platt, LLC
65 East Wacker Place, Suite 2300
Chicago, IL 60601

AFTER RECORDING MAIL TO:
Dunia and Valente, LLC
1800 W Hubbard St
Ste 801
Chicago IL 60622

SEND SUBSEQUENT TAX BILLS TO:
9439 Irving Park LLC
Attn: Gregor Ryleoski
1754 E Wood Ln
Mt Prospect IL 60056

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EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN IVANOV'S RESUBDIVISION OF LOTS 1 AND 2 IN CASTELTON GARDENS, A SUBDIVISION OF PARTS OF LOTS 8 AND 9 OF THE SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF FRACTIONAL SECTION 15, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WISCONSIN CENTRAL RAILROAD, ACCORDING THE SAID PLAT OF IVANOV'S RESUBDIVISION, RECORDED DECEMBER 27, 2006 AS DOCUMENT 0636109017, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 9439 W. Irving Park Rd., Schiller Park, IL 60176

PIN NO.: 12-15-317-071-0000

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